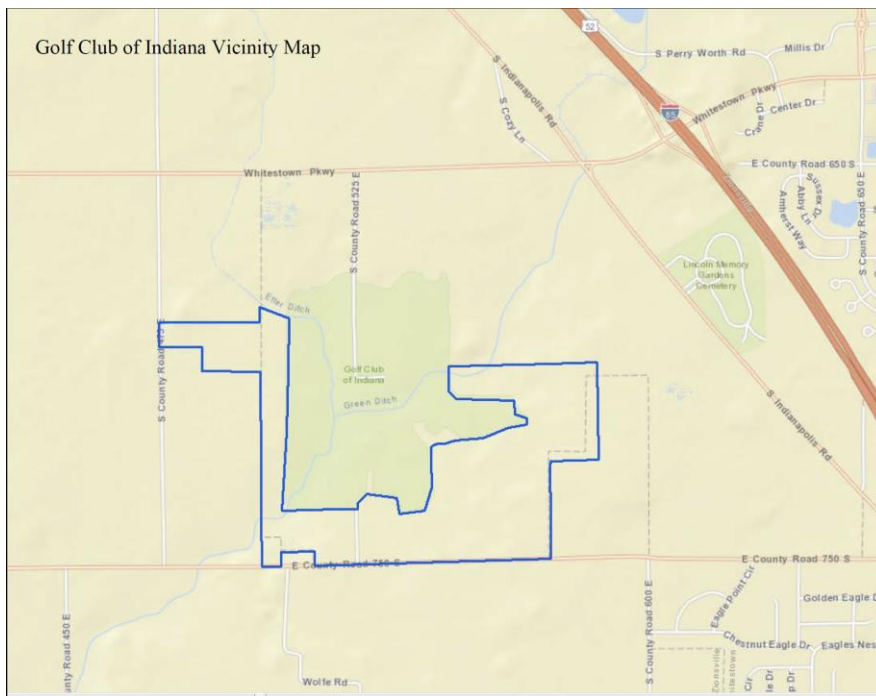




Staff Report PC17-043-PP

Beazer Homes Golf Club of Indiana – Primary Plat

Docket PC17-043-PP- Beazer Homes Golf Club of Indiana Primary Plat: The petitioner is requesting approval of a Primary Plat to be known as Golf Club of Indiana. The subject property contains 155.04 acres and is located within existing Golf Club of Indiana along Whitestown Parkway. The property is zoned PUD. The development is proposing 600 lots along the golf course consisting single-family homes and villas. The petitioner is Beazer Homes, the property owner is BHI Retirement Communities. Petitioner is seeking a waiver from the Residential Subdivision Design Requirements allowing model home to be constructed below required the square footage requirements.



History

The GCI PUD was adopted by Boone County in 1999. Back then, a “Planned Village Development PUD” had to have at least 200 acres and 50-85% of the property had to be residential development. The remainder of the development had to be commercial development. In order to meet the acreage requirements and open space requirements, the Golf Club of Indiana was incorporated into the development.

The PUD Committee for the Boone County Area Plan Commission spent several months reviewing the PUD and its text before adoption. It is assumed that because of economic conditions and lack of utilities in the area, development of this PUD hasn’t occurred since its approval 18 years ago.

In 2015 the Whitestown PUD Review Committee met four times with the developer in order to address everyone’s concerns and develop the final draft PUD for the WPC’s consideration. In December 2015 the WPC unanimously gave favorable recommendation to town council to add and rezone property to the project, reconfiguring the concept plan, and amending the text of the PUD. (PC14-026-ZA)

Per Ordinance NO.2015-02 Whitestown Town Council approved the 2014 Golf Club of Indiana PUD.

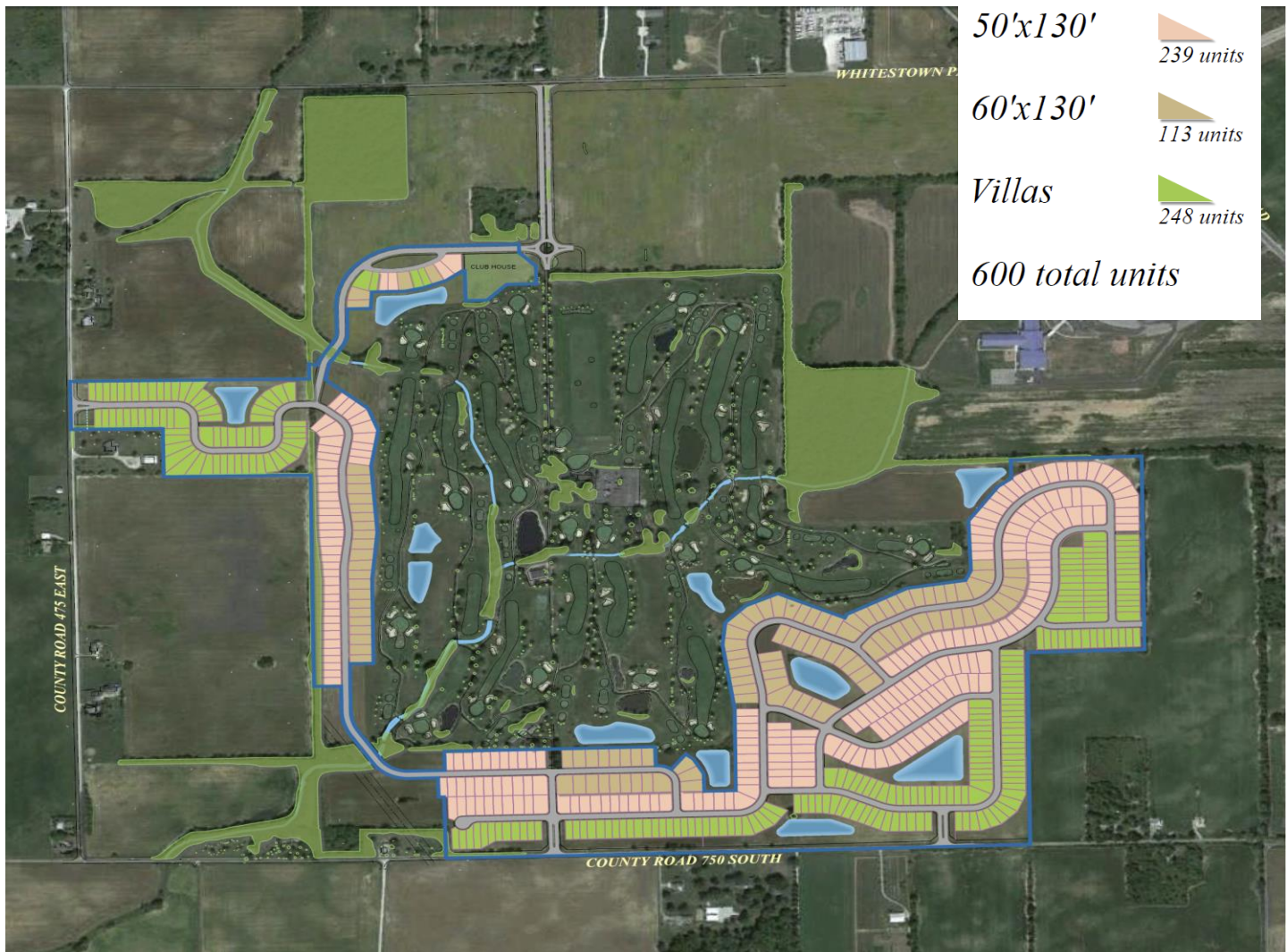
Proposed Development

The 155.04 acre proposed development is for a new residential neighborhood located within the Golf Club of Indiana. This site would contain 600 lots with age restricted dwellings focusing on a retirement community. The homes would vary from single-family to villas. Access for the neighborhood would be off Whitestown Parkway as well as CR750 S and CR475. The development is zoned pursuant to the 2014 GOLF Club of Indiana Planned Unit Development District Ordinance No. 2015-02 (the GCI PUD).

In addition to primary plat approval, Beazer is also seeking a wavier request pertaining to the provisions of the GCI PUD "Exhibit E Residential Subdivision Design Requirements". Beazer is seeking approval to construct model homes that will be one thousand five hundred (1,500) square feet with a two-car garage.

Section B.2.d (i) "All model homes shall have a minimum square footage of two thousand one hundred (2,100) square feet, include a third car garage, and meet the rear façade standards of this Exhibit E, Section B.2.c."

The proposed primary plat for this site is shown below:



Compliance

The proposed primary plat is in compliance with the standards of the Zoning Ordinance and Subdivision Control Ordinance outlined in the GCI PUD.

Technical Advisory Committee Comments

All of the TAC comments have been addressed at this time.

Staff Recommendation

Staff recommends that the WPC approve the primary plat with included waivers and allow the petitioner to move forward with secondary plat submittal.